

#### 4.0 RECORDS REVIEW

This section presents information concerning the McCaffrey Street site and its surroundings from various recorded sources. Electronic databases representing standard environmental record sources, physical setting sources, and available historical records were reviewed. Information pertinent to McCaffrey Street property is summarized in this section.

#### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

Parsons ES retained the services of Environmental Data Resources Inc. (EDR), an environmental database company, to search applicable regulatory agency lists and standard environmental record sources to identify locations of potential environmental concern within the ASTM Standard E1527-93 minimum search distances. The following is a summary of the database search results from the EDR Report, dated July 31, 1995. The complete EDR report is presented in Appendix A.

##### 4.1.1 United States Environmental Protection Agency (USEPA) - National Priorities List (NPL)

The National Priorities List, also known as the Superfund list, is an EPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based on a score that a site receives from the EPA hazardous ranking system. These sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There are 0 NPL sites located within ASTM E 1527-93 specification's one-mile minimum search distance from the property. This one-mile search distance is measured from the nearest property boundary.

#### 4.1.2 USEPA-Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

The CERCLIS is a compilation of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the EPA for the release, or threatened release of hazardous substances. Once a site is placed on CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priorities List.

There are 0 CERCLIS sites located within the standard's one-half mile minimum search distance from the property.

#### 4.1.3 USEPA - Resource Conservation and Recovery Act Information System (RCRIS)/ Treatment, Storage, and/or Disposal (TDS) Facilities

The RCRIS TSD list identifies those facilities or locations that have notified the EPA and/or NYSDEC of their activities relative to their on-site treatment, storage and/or disposal of hazardous wastes. A listed site does not necessarily indicate environmental problems at the site, but rather that the site is (or was) engaged in hazardous waste activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

The are 0 TSDF facilities located within the standard's one-mile minimum search distance from the subject property.

#### 4.1.4 USEPA-RCRIS/Large Quantity Generators

The RCRIS/Large Quantity Generators list identifies those facilities or locations that have notified the EPA and/or the NYSDEC that they generate (or have generated) at least 1,000 kilograms (kgs) or 2,200 pounds (lbs) of non-acutely hazardous wastes and/or 1 kg or 2.2 pounds of acutely hazardous waste, monthly. a listed site does not necessarily indicate environmental problems on the site, but rather that the site is (or was) engaged in hazardous waste activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

There is 1 listed large quantity generator of hazardous waste within the standard's one-eighth mile minimum search distance from the subject property. This property is identified as a Fluorglas facility owned by Oak Industries Inc. located at the junction of River Street and Rt. 22, approximately 1/8 to 1/4 miles from the McCaffrey Street facility. There are several other LQGs identified on the "orphaned sites" list including an AlliedSignal Laminates facility. These sites were not mapped due to insufficient information and may or may not be located within a one-mile radius of the McCaffrey Street site.

#### 4.1.5 USEPA - RCRIS/Small Quantity Generators

The RCRIS/Small Quantity Generators list identifies those facilities or locations that have notified the EPA and/or NYSDEC that they generate (or have generated) more than 100 kg (220 lbs) and less than 1,000 (2,200 lbs) of non-acutely hazardous wastes and/or 1 kg (2.2) lbs of acutely hazardous waste, monthly. A listed site does not necessarily indicate environmental problems on the site, but rather that the site is (or was) engaged in hazardous waste activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

There are 0 listed small quantity generators of hazardous waste within the ASTM standard's one-eighth mile minimum search distance from the property.

#### 4.1.6 USEPA - Emergency Response Notification System (ERNS)

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment.

The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. The ERNS report only includes releases from 1988 to the last quarterly update.

The standard's ERNS minimum search distance is limited to the property itself. The McCaffrey Street facility, is not listed in the ERNS database.

#### 4.1.7 USEPA - RCRA Administrative Action Tracking System (RAATS)

The RAATS list identifies those facilities that are currently or at one time were subject to EPA enforcement for activities relative to their handling of hazardous wastes. A listed site does not necessarily indicate environmental degradation on the site, but rather that the facility was cited by the EPA for violation of laws regarding the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

ASTM E 1527-93 specification's RAATS minimum search distance is limited to the property itself. The McCaffrey Street facility is not listed in the RAATS database.

#### 4.1.8 USEPA - Facility Index Data System (FINDS)

The FINDS list identifies facilities and/or locations that are subject to regulation under certain EPA programs, due to operations conducted at these sites. A listed site does not necessarily indicate environmental problems on the site, but rather that the site conducts operations that may have the potential to cause environmental degradation if hazardous compounds are released in an uncontrolled manner.

The standard's FINDS minimum search distance is limited to the property itself. The McCaffrey Street facility is not listed in the FINDS database.

#### 4.1.9 USEPA - Toxic Release Inventory System (TRIS)

The TRIS list identifies those facilities that are required to submit annual reports relative to the estimated release of toxic chemicals to the environment, as stipulated under Section 313 of the Emergency Planning and Community Right-To-Know Act (EPCRA, or Title III of the Superfund Amendments and Reauthorization Act of 1986). This reporting is required to provide the public with information on the release of listed toxic chemicals in their communities and to provide the EPA with release information to assist the Agency in determining the need for future regulations. Facilities subject to these provisions must report the quantities of both routine and accidental releases of listed toxic chemicals.

The standard's TRIS minimum search distance is limited to the property itself. The McCaffrey Street facility is not listed in the TRIS database.

**4.1.10      USEPA - PCB Activity Database (PADS)**

This database identifies generators, transporters, commercial stores and/or brokers and disposers of PCBs who are required to notify the USEPA of such activities.

The standard's PADS minimum search distance is limited to the property itself. The McCaffrey Street site is not listed in the PADS database.

**4.1.11      Department of Transportation (DOT) - Hazardous Materials Incident Report System (HMIRS)**

This list contains hazardous materials spill incidents reported to the Department of Transportation.

The ASTM standard's HMIRS minimum search distance is limited to the property itself. The McCaffrey Street site is not listed in the HMIRS database.

**4.1.12      New York State Registered Underground Storage Tanks (USTs)**

The New York State Department of Environmental Conservation maintains a database for all registered underground storage tanks in the state. Under RCRA, USTs must be registered with the NYSDEC Petroleum Bulk Storage Facility database.

The McCaffrey Street site is listed under this database as containing one, 8,000 gallon, single-walled steel UST storing #1,2 or 4 fuel oil. Several "orphaned sites" which were not mapped due to insufficient information were therefore not considered in the analysis are listed as containing USTs. These sites may or may not be located within a one-mile radius of the McCaffrey Street site. The AlliedSignal Fluorglas River Road #3 and Laminates facilities are listed on this database as containing USTs.

4.1.13 New York State Underground Storage Tank Program - Leaking Underground Storage Tanks (LUST)

The New York State Department of Environmental Conservation maintains a database for reported leaking underground storage tank (LUST) incidents.

There is 1 listed LUST within the ASTM standard's one-half mile minimum search distance from the property. This site is the Lovejoy Chaplet Corp. located on 12 River Street approximately 1/4-1/2 mile east-northeast of the McCaffrey Street facility. The database lists this site as reporting a spill of fuel oil in March 1989. This incident is listed as resolved with the state indicating that the spill was contained and cleaned-up to the states' satisfaction. Several "orphaned sites" which were not mapped due to insufficient information and therefore were not considered in the analysis, are listed as containing LUSTs. A Norplex Oak facility on River Road was listed on the orphaned sites list as containing a LUST.

RR3  
plumbing

4.1.14 State Solid Waste Facilities/Landfill Sites (SWF/LS)

This database contains an inventory of solid waste disposal facilities or landfills which may be active or inactive facilities or open dumps that failed to meet RCRA criteria for solid waste landfills or disposal sites.

There were 0 sites listed within the 0.5 mile standard radius search from the subject property.

4.1.15 State Hazardous Waste Sites (SHWS)

NYSDEC maintains a database of priority sites planned for cleanup using state funds and sites in which the cleanup will be funded by PRP groups. These sites may or may not be listed on the CERCLIS list.

There were 0 sites listed within the 1.0 mile standard radius search from the subject property.

#### 4.1.16 NPL Liens Sites

The USEPA maintains a listing of filed notices of Superfund Liens against properties for recovery of expenditures for remedial actions or when the property owner receives notification of potential liability.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the NPL Liens database.

#### 4.1.17 Toxic Substances Control Act Sites (TSCA)

The USEPA maintains a list of importers of chemical substances included on the TSCA chemical inventory list.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the TSCA database.

#### 4.1.18 Material Licensing Tracking System (MLTS)

The Nuclear Regulatory Commission maintains a list of sites which process or use radioactive materials and which are subject to NRC licensing requirements.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the MLTS database.

#### 4.1.19 Record of Decision Sites (ROD)

The National Technical Information Service (NTIS) contains a list for which ROD documents mandate a permanent remedy at NPL (Superfund) sites.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the ROD database.

#### **4.1.20      Superfund (CERCLA) Consent Decrees**

The EPA maintains a list of consent decrees issued by the United States District Courts which establish responsibility and standards for cleanup at NPL (Superfund) sites.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the Consent Decrees database.

#### **4.1.21      Manufactured Coal Gas Sites**

Real Property Scan, Inc. provides a list of existing coal gas sites. Prior to the widespread use of natural gas, manufactured gas was produced at thousands of plant sites throughout the U.S. Along with the production of gas, these plants produced large quantities of by-products including complex mixtures of coal tars, sludges, oils and other chemicals. Coal tar was the principle by-product from the gasification process.

There is 1 site listed within the 1.0 mile standard radius search from the subject property. The site is listed as Fidelity Gas Light Co. which is mapped approximately 1/2 mile to the north of the McCaffrey Street property. This site is not expected to have an environmental impact on the McCaffrey Street site due to the distance from the site as well as the nature of the by-products produced from coal gasification (i.e. not mobile in soils and groundwater).

### **4.2              PHYSICAL SETTING SOURCE(S)**

#### **4.2.1          U.S.G.S. 7.5 Minute Topographic Map**

Figure 3-1 presents the McCaffrey Street Facility on a U.S.G.S. 7.5 minute series topographic map.

#### **4.2.2          Geologic and Hydrologic Review**

Based upon information supplied in the EDR-Radius Map Report, the subsurface stratigraphy is characterized by sand and gravel formations within a 0.5-1.0 mile radius to the north and south and till within 1.0-2.0 miles east. The report also identifies the general



topographic gradient as east-northeast. Even though the hydrogeological gradient information is not given due to insufficient data, groundwater flow generally conforms to the surface topography; meaning that the likely regional groundwater flow would also be east-northeast. Localized influences such as the Hoosic River may affect groundwater flow in the immediate vicinity of the McCaffrey Street site. Based upon the topographic relief at the McCaffrey Street property, groundwater flow is expected to be generally to the west towards the Hoosic River. Depth to groundwater was listed as 28 feet in a well located in a sand and gravel aquifer approximately 1/2-1.0 mile to the north.

#### 4.3 HISTORICAL USE INFORMATION

##### 4.3.1 Aerial Photographs

(Reserved)

##### 4.3.2 Fire Insurance maps

Parson ES used EDR to conduct a search of available fire insurance maps for the McCaffrey Street site. The EDR-Fire Insurance Map Abstract includes a review of fire insurance maps available through the Library of Congress, University Publications of America, and various public local sources. The full EDR-Fire Insurance Map Abstract report is included in **Appendix A.**

The EDR-Fire Insurance Map Abstract identified fire insurance maps for 1910 and 1945 for the McCaffrey Street site and surrounding properties. This information was used to develop the site history chronology shown below.

##### 4.3.3 Property Tax Files

(see following section)

#### 4.3.4 Recorded Land Title Records

Parsons ES obtained Land Title Records from AlliedSignal Fluorglas for the McCaffrey Street facility. The records consist of a mortgage search, deed search, title search, tax search, and description of easements by Lawyers Title Insurance Corporation dated April 17, 1995. A copy of the records are shown in **Appendix C**.

#### 4.3.5 Building Department Records

The community offices of the Village of Hoosick Falls were contacted for building information and records relative to the McCaffrey Street property. No records or files were located.

#### 4.3.6 Zoning/Land Use Records

Parsons ES obtained a copy of a zoning map from the Village of Hoosick Falls Town Clerk's Office indicating general zoning in the Village of Hoosick Falls. According to this map, the McCaffrey Street facility is located in an area zoned as industrial.

### 4.4 **SITE HISTORY CHRONOLOGY**

Based upon the information obtained from the above sources, a historical chronology for the site was developed:

<u>Date</u>	<u>Source</u>
1860	Map of Hoosick Falls indicates the McCaffrey Street property is undeveloped south of River Street. Area north of River Street is residential.
1874	Map of Hoosick Falls shows the McCaffrey Street property as undeveloped.
1908	E.M. Parker & E.B. & L. Bentley sell lot to A.E. Jones. No reference to development of property or existing buildings.

- 1910 Sanborn fire Insurance Map indicates residential development on properties adjoining Carey Street and north of property.
- 1927 Neighboring property of the late M. Fitzgerald "known as the Brewery Property". Potential for dump on neighboring property (primarily glass). No indication that a large brewery operated here.
- 1927 G. A. Parker & E.M. Parker sell lands between B&M rail line and river to Hoosick Iron Works.
- 1945 Sanborn Fire Insurance maps indicate residential and one small, light industrial (unidentified) building within approximately three blocks north of property.
- 1955 Cleeve Dodge founds manufacturing company.
- 1961 Cleeve Dodge occupies McCaffrey Street operating a fabric coating process similar to the process in operation today (actual knowledge P.J. Beaumont).
- 1967 Oak Industries acquires facility.
- 1986 AlliedSignal acquires facility.